

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
			PJs in State:	10			
Program Progress:							
% of Funds Committed	97.98 %	97.23 %	4	95.51 %	85	77	
% of Funds Disbursed	95.35 %	92.70 %	2	87.58 %	93	88	
Leveraging Ratio for Rental Activities	3.25	3.61	7	4.86	31	36	
% of Completed Rental Disbursements to All Rental Commitments***	99.91 %	95.84 %	3	82.17 %	93	62	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.77 %	76.77 %	6	71.17 %	61	51	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.11 %	76.89 %	6	81.54 %	34	27	
% of 0-30% AMI Renters to All Renters***	53.62 %	51.22 %	4	45.68 %	73	64	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.66 %	87.60 %	8	96.19 %	8	10	
Overall Ranking:			In State:	5 / 10	Nationally:	69 64	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,925	\$14,717		\$27,510	2,428 Units	34.00 %	
Homebuyer Unit	\$23,489	\$13,969		\$15,239	1,512 Units	21.20 %	
Homeowner-Rehab Unit	\$19,686	\$15,998		\$20,932	3,199 Units	44.80 %	
TBRA Unit	\$0	\$2,662		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$34,860	\$61,845	\$21,075
State:*	\$65,413	\$75,489	\$17,842
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	15.7	13.2	22.6	0.0
Black/African American:	64.4	55.8	53.7	0.0
Asian:	0.6	2.3	2.4	0.0
American Indian/Alaska Native:	0.7	0.5	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.1	0.0	0.0
Other Multi Racial:	0.2	0.1	0.4	0.0
Asian/Pacific Islander:	0.5	1.2	0.6	0.0

ETHNICITY:

Hispanic	17.3	17.6	19.3	0.0
----------	--	--	--	---

HOUSEHOLD SIZE:

1 Person:	32.2	19.2	35.3	0.0
2 Persons:	24.9	18.3	24.3	0.0
3 Persons:	18.4	19.5	14.9	0.0
4 Persons:	13.4	18.4	11.3	0.0
5 Persons:	7.6	7.7	7.3	0.0
6 Persons:	2.4	4.8	3.9	0.0
7 Persons:	0.7	1.7	1.0	0.0
8 or more Persons:	0.4	1.6	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.1	26.4	22.5	0.0
Elderly:	7.0	7.9	36.1	0.0
Related/Single Parent:	35.7	30.3	17.7	0.0
Related/Two Parent:	14.4	23.2	15.6	0.0
Other:	7.7	3.4	7.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.5	1.8 [#]
HOME TBRA:	0.0	
Other:	2.5	
No Assistance:	90.0	

of Section 504 Compliant Units / Completed Units Since 2001 20

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee

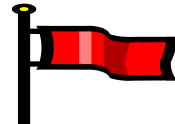
State: WI

Group Rank: 69
 (Percentile)

State Rank: 5 / 10 PJs

Overall Rank: 64
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	99.91	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	75.77	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	86.66	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.93	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

